HOUSING MARKET INFORMATION

HOUSING NOW
Montréal CMA

CANADA MORTGAGE AND HOUSING CORPORATION

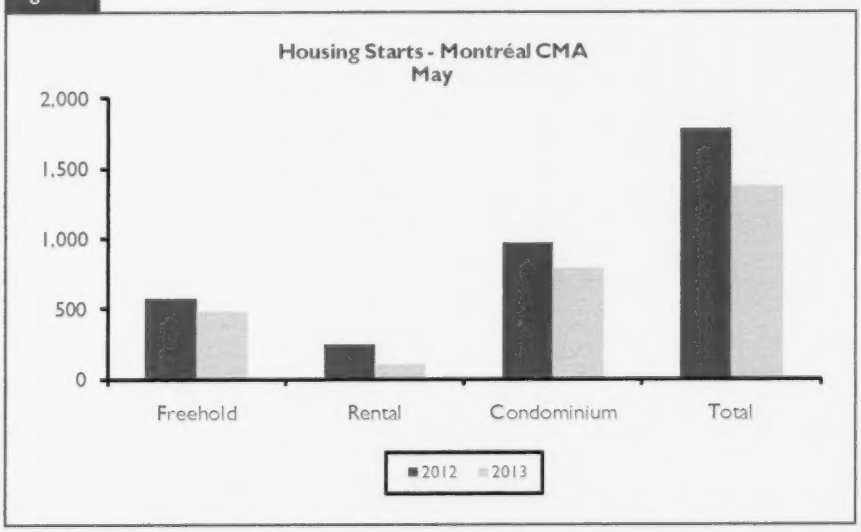
Date Released: June 2013

Montréal metropolitan area housing starts in May 2013

According to the results of the latest starts survey conducted by Canada Mortgage and Housing Corporation (CMHC), 1,370 dwellings were started in the Montréal census metropolitan area (CMA) in May 2013, compared to 1,780 during the same month in 2012.

The slowdown in housing starts was observed for homeowner housing (-16 per cent), condominiums (-19 per cent) and rental dwellings[1] (-57 per cent). The decline registered in May was in line with the downward trend in starts observed in the Montréal CMA since the beginning of the year and was due to modest economic

Figure 1



Source: CMHC

[1] In this report, the data presented on the rental segment exclude co-operative housing starts.

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growth and softer conditions on the resale market.

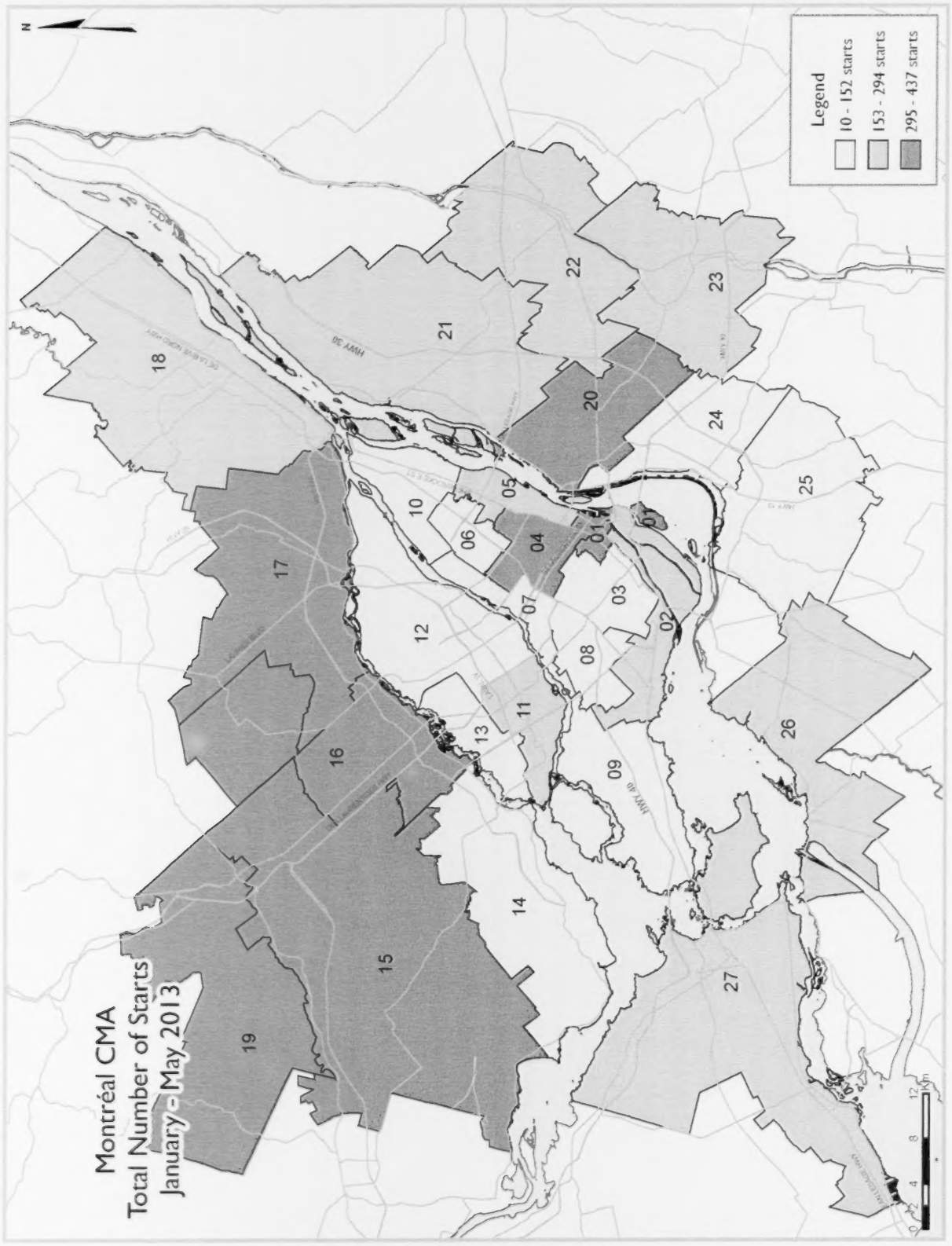
In the different geographic sectors of the CMA, the results revealed that, in May, housing starts fell on the Island of Montréal (-43 per cent) and in Vaudreuil-Soulanges (-48 per cent). The decreases in these sectors resulted mainly from the slowdown in condominium construction. Among the other sectors, increases were registered on the North Shore (+9 per cent) and the South Shore (+20 per cent).

For the first five months of the year, total starts in the CMA were down by 29 per cent from the same period a year earlier. Housing starts declined in all market segments: homeowner (-29 per cent), condominium (-28 per cent) and rental (-34 per cent).

Job market[2]

In May 2013, the number of jobs in the Montréal CMA edged up by 0.2 per cent, after recording two straight monthly decreases. However, the increase in the labour force outpaced employment growth, resulting in a higher unemployment rate. This rate rose from 8.0 per cent in April 2013 to 8.2 per cent the following month.

[1] All numbers quoted are seasonally adjusted unless stated otherwise.


Montréal CMA
Total Number of Starts
January - May 2013
Legend
10 - 152 starts
153 - 294 starts
295 - 437 starts
N
HWY 30
HWY 40
01
02
03
04
05
06
07
08
09
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
0
4
8
12
km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Downtown Montréal (bordered on the east by Amherst Street, on the west by Guy Street and on the north by Chemin Remembrance and Des Pins Avenue), Île-des-Soeurs.
Zone 2	Dorval, L'Île-Dorval, Montréal (Lachine, LaSalle, Le Sud-Ouest, Verdun).
Zone 3	Côte-Saint-Luc, Hampstead, Montréal (Côte-des-Neiges, Notre-Dame-de-Grâce, Outremont), Montréal-Ouest, Mont-Royal, Westmount.
Zone 4	Montréal (Parc-Extension, Plateau Mont-Royal, Rosemont (including La Petite-Patrie), Saint-Michel, Villeray).
Zone 5	Montréal (Mercier, Hochelaga-Maisonneuve, Centre-Sud).
Zone 6	Montréal (Anjou, Saint-Léonard).
Zone 7	Montréal (Ahuntsic, Cartierville, Montréal-Nord).
Zone 8	Montréal (Saint-Laurent).
Zone 9	Beaconsfield, Baie-d'Urfé, Dollard-des-Ormeaux, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Montréal (L'Île-Bizard, Pierrefonds, Roxboro, Sainte-Geneviève).
Zone 10	Montréal-Est, Montréal (Pointe-aux-Trembles, Rivière-des-Prairies).
Zone 11	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 12	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 13	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 14	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 15	Mirabel, Saint-Placide
Zone 16	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 17	MRC Les Moulins (Terrebonne, Mascouche).
Zone 18	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 19	Gore, Saint-Colomban, Saint-Jérôme.
Zone 20	Longueuil.
Zone 21	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 22	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 23	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 24	Brossard, La Prairie, Saint-Lambert.
Zone 25	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 26	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 27	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

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2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

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1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Montréal CMA
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2013	366	76	41	0	0	785	0	102	1,370
May 2012	404	100	70	0	11	956	0	239	1,780
% Change	-9.4	-24.0	-41.4	n/a	-100.0	-17.9	n/a	-57.3	-23.0
Year-to-date 2013	1,235	281	309	0	12	3,257	0	561	5,655
Year-to-date 2012	1,662	424	498	1	16	4,506	0	826	7,956
% Change	-25.7	-33.7	-38.0	-100.0	-25.0	-27.7	n/a	-32.1	-28.9
UNDER CONSTRUCTION									
May 2013	1,680	527	743	0	72	12,956	0	2,080	18,389
May 2012	2,031	580	811	0	45	13,528	0	2,084	19,406
% Change	-17.3	-9.1	-8.4	n/a	60.0	-4.2	n/a	-0.2	-5.2
COMPLETIONS									
May 2013	288	52	64	0	0	956	0	289	1,680
May 2012	320	68	88	0	0	691	0	145	1,451
% Change	-10.0	-23.5	-27.3	n/a	n/a	38.4	n/a	99.3	15.8
Year-to-date 2013	1,237	226	301	0	37	3,550	0	548	5,997
Year-to-date 2012	1,501	334	389	0	23	2,853	0	723	6,129
% Change	-17.6	-32.3	-22.6	n/a	60.9	24.4	n/a	-24.2	-2.2
COMPLETED & NOT ABSORBED									
May 2013	451	152	149	0	28	1,949	n/a	n/a	2,729
May 2012	419	211	213	0	34	1,651	n/a	n/a	2,528
% Change	7.6	-28.0	-30.0	n/a	-17.6	18.0	n/a	n/a	8.0
ABSORBED									
May 2013	271	50	58	0	4	853	n/a	n/a	1,236
May 2012	331	75	101	0	9	693	n/a	n/a	1,209
% Change	-18.1	-33.3	-42.6	n/a	-55.6	23.1	n/a	n/a	2.2
Year-to-date 2013	1,145	228	294	0	45	3,367	n/a	n/a	5,079
Year-to-date 2012	1,544	349	412	0	33	2,869	n/a	n/a	5,207
% Change	-25.8	-34.7	-28.6	n/a	36.4	17.4	n/a	n/a	-2.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Île de Montréal									
May 2013	15	4	2	0	0	461	0	0	482
May 2012	33	8	3	0	0	638	0	160	842
Laval									
May 2013	32	4	6	0	0	21	0	0	63
May 2012	36	14	12	0	0	56	0	9	127
Rive-Nord									
May 2013	225	16	25	0	0	156	0	64	486
May 2012	207	32	35	0	0	126	0	47	447
Rive-Sud									
May 2013	66	46	8	0	0	115	0	30	265
May 2012	105	38	16	0	11	31	0	20	221
Vaudreuil-Soulanges									
May 2013	28	6	0	0	0	32	0	8	74
May 2012	23	8	4	0	0	105	0	3	143
Montréal CMA									
May 2013	366	76	41	0	0	785	0	102	1,370
May 2012	404	100	70	0	11	956	0	239	1,780
UNDER CONSTRUCTION									
Île de Montréal									
May 2013	132	104	203	0	28	7,925	0	619	9,342
May 2012	182	116	224	0	0	8,284	0	667	9,800
Laval									
May 2013	149	46	101	0	0	1,272	0	138	1,706
May 2012	252	46	106	0	12	1,372	0	424	2,212
Rive-Nord									
May 2013	804	110	193	0	8	1,502	0	445	3,062
May 2012	855	144	237	0	0	1,202	0	310	2,748
Rive-Sud									
May 2013	419	218	128	0	28	2,006	0	808	3,607
May 2012	576	222	137	0	33	2,274	0	680	3,922
Vaudreuil-Soulanges									
May 2013	176	49	118	0	8	251	0	70	672
May 2012	166	52	107	0	0	396	0	3	724
Montréal CMA									
May 2013	1,680	527	743	0	72	12,956	0	2,080	18,389
May 2012	2,031	580	811	0	45	13,528	0	2,084	19,406

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Île de Montréal									
May 2013	22	2	25	0	0	260	0	164	504
May 2012	22	18	10	0	0	213	0	3	364
Laval									
May 2013	17	14	6	0	0	439	0	26	502
May 2012	33	4	21	0	0	114	0	9	181
Rive-Nord									
May 2013	164	6	5	0	0	127	0	70	372
May 2012	156	18	37	0	0	124	0	96	472
Rive-Sud									
May 2013	70	26	13	0	0	114	0	21	244
May 2012	76	20	10	0	0	240	0	29	375
Vaudreuil-Soulanges									
May 2013	15	4	15	0	0	16	0	8	58
May 2012	33	8	10	0	0	0	0	8	59
Montréal CMA									
May 2013	288	52	64	0	0	956	0	289	1,680
May 2012	320	68	88	0	0	691	0	145	1,451
COMPLETED & NOT ABSORBED									
Île de Montréal									
May 2013	19	13	22	0	4	637	n/a	n/a	695
May 2012	21	17	47	0	5	475	n/a	n/a	565
Laval									
May 2013	29	30	25	0	0	412	n/a	n/a	496
May 2012	41	19	37	0	0	236	n/a	n/a	333
Rive-Nord									
May 2013	213	24	41	0	0	310	n/a	n/a	588
May 2012	180	36	69	0	2	410	n/a	n/a	697
Rive-Sud									
May 2013	147	75	27	0	23	494	n/a	n/a	766
May 2012	142	132	31	0	26	517	n/a	n/a	848
Vaudreuil-Soulanges									
May 2013	43	10	34	0	1	96	n/a	n/a	184
May 2012	35	7	29	0	1	13	n/a	n/a	85
Montréal CMA									
May 2013	451	152	149	0	28	1,949	n/a	n/a	2,729
May 2012	419	211	213	0	34	1,651	n/a	n/a	2,528

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Île de Montréal									
May 2013	24	4	17	0	0	278	n/a	n/a	323
May 2012	24	14	21	0	1	232	n/a	n/a	292
Laval									
May 2013	15	9	12	0	0	343	n/a	n/a	379
May 2012	35	3	18	0	0	120	n/a	n/a	176
Rive-Nord									
May 2013	144	8	9	0	0	97	n/a	n/a	258
May 2012	165	23	39	0	0	141	n/a	n/a	368
Rive-Sud									
May 2013	73	25	10	0	4	122	n/a	n/a	234
May 2012	71	27	11	0	1	198	n/a	n/a	308
Vaudreuil-Soulanges									
May 2013	15	4	10	0	0	13	n/a	n/a	42
May 2012	36	8	12	0	7	2	n/a	n/a	65
Montréal CMA									
May 2013	271	50	58	0	4	853	n/a	n/a	1,236
May 2012	331	75	101	0	9	693	n/a	n/a	1,209

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	% Change
Zone 1	0	0	0	0	0	0	93	99	93	99	-6.1
Zone 2	1	0	0	4	0	0	0	118	1	122	-99.2
Zone 3	5	1	0	0	0	0	29	99	34	100	-66.0
Zone 4	1	1	0	0	0	0	219	175	220	176	25.0
Zone 5	0	1	0	4	0	0	13	6	13	11	18.2
Zone 6	3	0	2	0	0	3	0	99	5	102	-95.1
Zone 7	0	1	0	0	0	0	36	87	36	88	-59.1
Zone 8	1	3	0	0	0	0	3	53	4	56	-92.9
Zone 9	2	13	2	0	0	0	0	59	4	72	-94.4
Zone 10	2	13	0	0	0	0	70	3	72	16	**
Zone 11	10	13	2	6	0	0	0	2	12	21	-42.9
Zone 12	18	8	2	2	6	10	21	50	47	70	-32.9
Zone 13	4	15	0	6	0	0	0	15	4	36	-88.9
Zone 14	14	27	6	10	0	3	27	2	47	42	11.9
Zone 15	65	35	0	4	6	0	61	41	132	80	65.0
Zone 16	23	14	0	0	19	0	3	63	45	77	-41.6
Zone 17	23	36	0	2	0	0	56	34	79	72	9.7
Zone 18	36	41	0	6	0	0	49	26	85	73	16.4
Zone 19	64	54	10	10	0	0	24	39	98	103	-4.9
Zone 20	8	6	12	0	0	8	66	26	86	40	115.0
Zone 21	7	13	0	0	0	0	18	0	25	13	92.3
Zone 22	8	22	6	2	0	7	26	9	40	40	0.0
Zone 23	17	18	6	2	0	0	0	6	23	26	-11.5
Zone 24	6	17	2	0	0	0	3	0	11	17	-35.3
Zone 25	3	9	8	32	4	8	21	14	36	63	-42.9
Zone 26	17	20	12	2	4	0	11	0	44	22	100.0
Zone 27	28	23	6	8	0	4	40	108	74	143	-48.3
Montréal CMA	366	404	76	100	39	43	889	1,233	1,370	1,780	-23.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Zone 1	0	0	0	0	20	0	378	744	398	744	-46.5
Zone 2	2	3	0	10	0	42	284	328	286	383	-25.3
Zone 3	9	3	0	2	16	14	40	167	65	186	-65.1
Zone 4	2	2	2	2	0	0	433	443	437	447	-2.2
Zone 5	0	1	0	18	0	0	201	247	201	266	-24.4
Zone 6	6	2	4	6	0	7	0	99	10	114	-91.2
Zone 7	0	3	0	4	0	0	52	107	52	114	-54.4
Zone 8	5	7	0	0	27	10	66	77	98	94	4.3
Zone 9	15	37	18	16	0	21	63	183	96	257	-62.6
Zone 10	8	25	4	12	0	0	137	90	149	127	17.3
Zone 11	37	81	6	8	24	7	186	84	253	180	40.6
Zone 12	34	40	10	14	15	50	85	133	144	237	-39.2
Zone 13	24	52	20	10	6	9	99	45	149	116	28.4
Zone 14	67	90	14	34	0	6	48	38	129	168	-23.2
Zone 15	191	152	2	10	14	12	135	249	342	423	-19.1
Zone 16	67	70	14	6	45	0	207	145	333	221	50.7
Zone 17	91	157	2	24	9	12	239	274	341	467	-27.0
Zone 18	129	189	16	20	5	0	75	134	225	343	-34.4
Zone 19	156	157	20	28	6	10	169	74	351	269	30.5
Zone 20	41	59	22	10	0	8	361	485	424	562	-24.6
Zone 21	31	46	18	26	0	7	133	106	182	185	-1.6
Zone 22	49	71	6	12	22	16	78	225	155	324	-52.2
Zone 23	71	92	32	10	0	0	57	135	160	237	-32.5
Zone 24	26	66	10	4	18	0	37	518	91	588	-84.5
Zone 25	37	55	14	58	10	48	87	115	148	276	-46.4
Zone 26	46	83	30	38	17	0	67	40	160	161	-0.6
Zone 27	91	120	19	42	20	91	146	214	276	467	-40.9
Montréal CMA	1,235	1,663	283	424	274	370	3,863	5,499	5,655	7,956	-28.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Zone 1	0	0	0	0	93	99	0	0
Zone 2	0	0	0	0	0	118	0	0
Zone 3	0	0	0	0	29	99	0	0
Zone 4	0	0	0	0	219	15	0	160
Zone 5	0	0	0	0	13	6	0	0
Zone 6	0	3	0	0	0	99	0	0
Zone 7	0	0	0	0	36	87	0	0
Zone 8	0	0	0	0	3	53	0	0
Zone 9	0	0	0	0	0	59	0	0
Zone 10	0	0	0	0	70	3	0	0
Zone 11	0	0	0	0	0	2	0	0
Zone 12	6	10	0	0	21	47	0	3
Zone 13	0	0	0	0	0	9	0	6
Zone 14	0	3	0	0	24	2	3	0
Zone 15	6	0	0	0	38	38	23	3
Zone 16	19	0	0	0	3	63	0	0
Zone 17	0	0	0	0	54	23	2	11
Zone 18	0	0	0	0	37	8	12	18
Zone 19	0	0	0	0	0	24	24	15
Zone 20	0	8	0	0	66	6	0	20
Zone 21	0	0	0	0	18	0	0	0
Zone 22	0	7	0	0	10	9	16	0
Zone 23	0	0	0	0	0	6	0	0
Zone 24	0	0	0	0	3	0	0	0
Zone 25	4	8	0	0	18	14	3	0
Zone 26	4	0	0	0	0	0	11	0
Zone 27	0	4	0	0	32	105	8	3
Montréal CMA	39	43	0	0	787	994	102	239

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Zone 1	20	0	0	0	378	744	0	0
Zone 2	0	42	0	0	169	328	115	0
Zone 3	16	14	0	0	40	167	0	0
Zone 4	0	0	0	0	433	260	0	160
Zone 5	0	0	0	0	201	247	0	0
Zone 6	0	7	0	0	0	99	0	0
Zone 7	0	0	0	0	52	107	0	0
Zone 8	27	10	0	0	66	77	0	0
Zone 9	0	21	0	0	42	183	21	0
Zone 10	0	0	0	0	131	90	6	0
Zone 11	24	7	0	0	186	75	0	9
Zone 12	15	50	0	0	31	130	54	3
Zone 13	6	9	0	0	81	39	18	6
Zone 14	0	6	0	0	45	32	3	6
Zone 15	14	12	0	0	63	129	72	120
Zone 16	45	0	0	0	147	141	60	4
Zone 17	9	12	0	0	231	240	8	34
Zone 18	5	0	0	0	53	91	22	43
Zone 19	6	10	0	0	112	53	57	21
Zone 20	0	8	0	0	338	453	23	32
Zone 21	0	7	0	0	132	106	1	0
Zone 22	22	16	0	0	62	222	16	3
Zone 23	0	0	0	0	57	124	0	11
Zone 24	18	0	0	0	37	168	0	350
Zone 25	10	48	0	0	82	109	5	6
Zone 26	17	0	0	0	39	25	28	15
Zone 27	20	91	0	0	94	211	52	3
Montréal CMA	274	370	0	0	3,302	4,650	561	826

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Zone 1	0	0	93	99	0	0	93	99
Zone 2	1	4	0	118	0	0	1	122
Zone 3	5	1	29	99	0	0	34	100
Zone 4	1	1	219	15	0	160	220	176
Zone 5	2	5	11	6	0	0	13	11
Zone 6	5	3	0	99	0	0	5	102
Zone 7	0	1	36	87	0	0	36	88
Zone 8	1	3	3	53	0	0	4	56
Zone 9	4	13	0	59	0	0	4	72
Zone 10	2	13	70	3	0	0	72	16
Zone 11	12	21	0	0	0	0	12	21
Zone 12	26	20	21	47	0	3	47	70
Zone 13	4	21	0	9	0	6	4	36
Zone 14	20	42	24	0	3	0	47	42
Zone 15	71	63	38	14	23	3	132	80
Zone 16	42	18	3	59	0	0	45	77
Zone 17	23	38	54	23	2	11	79	72
Zone 18	36	49	37	6	12	18	85	73
Zone 19	74	64	0	24	24	15	98	103
Zone 20	20	8	66	12	0	20	86	40
Zone 21	7	13	18	0	0	0	25	13
Zone 22	14	30	10	10	16	0	40	40
Zone 23	23	20	0	6	0	0	23	26
Zone 24	8	17	3	0	0	0	11	17
Zone 25	15	49	18	14	3	0	36	63
Zone 26	33	22	0	0	11	0	44	22
Zone 27	34	35	32	105	8	3	74	143
Montréal CMA	483	574	785	967	102	239	1,370	1,780

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Zone 1	20	0	378	744	0	0	398	744
Zone 2	2	57	169	326	115	0	286	383
Zone 3	25	19	40	167	0	0	65	186
Zone 4	6	4	431	260	0	160	437	447
Zone 5	23	19	178	247	0	0	201	266
Zone 6	10	15	0	99	0	0	10	114
Zone 7	0	7	52	107	0	0	52	114
Zone 8	32	17	66	77	0	0	98	94
Zone 9	33	74	42	183	21	0	96	257
Zone 10	12	37	131	90	6	0	149	127
Zone 11	67	100	186	71	0	9	253	180
Zone 12	59	104	31	130	54	3	144	237
Zone 13	52	71	79	39	18	6	149	116
Zone 14	81	136	45	26	3	6	129	168
Zone 15	207	240	63	63	72	120	342	423
Zone 16	118	90	155	127	60	4	333	221
Zone 17	102	205	231	228	8	34	341	467
Zone 18	150	211	53	89	22	43	225	343
Zone 19	182	204	112	44	57	21	351	269
Zone 20	63	81	338	449	23	32	424	562
Zone 21	49	85	132	100	1	0	182	185
Zone 22	73	93	66	228	16	3	155	324
Zone 23	105	102	55	124	0	11	160	237
Zone 24	70	70	21	168	0	350	91	588
Zone 25	61	161	82	109	5	6	148	276
Zone 26	93	129	39	17	28	15	160	161
Zone 27	130	253	94	211	52	3	276	467
Montréal CMA	1,825	2,584	3,269	4,523	561	826	5,655	7,956

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	% Change
Zone 1	0	1	0	0	13	0	148	0	161	1	**
Zone 2	1	4	0	2	3	6	19	121	23	133	-82.7
Zone 3	3	1	0	0	0	0	0	106	3	107	-97.2
Zone 4	0	0	0	0	0	0	188	14	188	14	**
Zone 5	1	0	0	0	0	0	82	16	83	16	**
Zone 6	4	0	0	2	9	0	0	0	13	2	**
Zone 7	2	0	0	0	0	0	0	6	2	6	-66.7
Zone 8	2	2	0	0	0	0	0	24	2	26	-92.3
Zone 9	7	7	0	8	0	4	16	3	23	22	4.5
Zone 10	2	7	2	6	0	0	2	24	6	37	-83.8
Zone 11	6	18	6	2	0	0	431	73	443	93	**
Zone 12	6	5	4	2	6	15	26	47	42	69	-39.1
Zone 13	5	10	4	0	0	6	8	3	17	19	-10.5
Zone 14	14	25	0	4	0	3	23	17	37	49	-24.5
Zone 15	35	14	0	0	0	0	31	17	66	31	112.9
Zone 16	11	15	0	2	0	10	4	78	15	105	-85.7
Zone 17	29	39	4	4	0	3	69	42	102	88	15.9
Zone 18	41	27	2	2	0	0	32	28	75	57	31.6
Zone 19	34	36	0	6	0	5	43	95	77	142	-45.8
Zone 20	12	13	2	0	0	0	49	24	63	37	70.3
Zone 21	18	7	0	8	0	0	6	2	24	17	41.2
Zone 22	4	24	0	2	4	0	21	24	29	50	-42.0
Zone 23	7	6	2	2	0	0	11	3	20	11	81.8
Zone 24	4	9	10	2	3	0	27	197	44	208	-78.8
Zone 25	5	10	6	4	0	4	17	21	28	39	-28.2
Zone 26	20	7	6	2	0	4	10	0	36	13	176.9
Zone 27	15	33	4	8	15	8	24	10	58	59	-1.7
Montréal CMA	288	320	52	68	53	68	1,287	995	1,680	1,451	15.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Zone 1	0	3	0	0	29	0	403	108	432	111	**
Zone 2	2	10	2	6	6	30	517	480	527	526	0.2
Zone 3	6	5	2	0	0	0	71	175	79	180	-56.1
Zone 4	3	1	0	0	0	0	348	350	351	351	0.0
Zone 5	3	2	4	10	33	14	563	36	603	62	**
Zone 6	9	5	10	2	9	0	0	0	28	7	**
Zone 7	4	2	2	4	0	0	41	27	47	33	42.4
Zone 8	7	11	0	0	7	16	200	177	214	204	4.9
Zone 9	37	39	8	12	32	8	16	79	93	138	-32.6
Zone 10	9	21	14	28	0	0	20	35	43	84	-48.8
Zone 11	41	94	6	4	12	4	541	341	600	443	35.4
Zone 12	32	44	20	14	29	34	111	103	192	195	-1.5
Zone 13	29	47	16	14	6	14	15	21	66	96	-31.3
Zone 14	77	88	10	6	3	3	57	38	147	135	8.9
Zone 15	132	70	6	10	6	25	117	118	261	223	17.0
Zone 16	63	49	0	4	0	10	69	231	132	294	-55.1
Zone 17	71	145	8	8	9	21	200	290	288	464	-37.9
Zone 18	121	127	6	10	0	0	91	98	218	235	-7.2
Zone 19	175	128	4	12	12	10	161	207	352	357	-1.4
Zone 20	48	80	4	12	0	0	195	281	247	373	-33.8
Zone 21	39	38	4	24	0	3	63	89	106	154	-31.2
Zone 22	42	68	2	12	11	0	57	82	112	162	-30.9
Zone 23	59	69	8	4	0	0	107	92	174	165	5.5
Zone 24	33	57	18	36	3	0	136	342	190	435	-56.3
Zone 25	37	53	24	42	22	36	30	30	113	161	-29.8
Zone 26	67	98	24	28	0	4	14	68	105	198	-47.0
Zone 27	91	147	24	32	31	56	131	108	277	343	-19.2
Montréal CMA	1,237	1,501	226	334	260	288	4,274	4,006	5,997	6,129	-2.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Zone 1	13	0	0	0	148	0	0	0
Zone 2	3	6	0	0	15	121	4	0
Zone 3	0	0	0	0	0	5	0	3
Zone 4	0	0	0	0	28	14	160	0
Zone 5	0	0	0	0	51	16	0	0
Zone 6	9	0	0	0	0	0	0	0
Zone 7	0	0	0	0	0	6	0	0
Zone 8	0	0	0	0	0	24	0	0
Zone 9	0	4	0	0	16	3	0	0
Zone 10	0	0	0	0	2	24	0	0
Zone 11	0	0	0	0	431	67	0	6
Zone 12	6	15	0	0	8	44	18	3
Zone 13	0	6	0	0	0	3	8	0
Zone 14	0	3	0	0	11	17	12	0
Zone 15	0	0	0	0	20	5	11	12
Zone 16	0	10	0	0	3	54	1	24
Zone 17	0	3	0	0	64	39	5	3
Zone 18	0	0	0	0	6	13	26	15
Zone 19	0	5	0	0	28	12	15	42
Zone 20	0	0	0	0	37	15	12	9
Zone 21	0	0	0	0	6	2	0	0
Zone 22	4	0	0	0	21	24	0	0
Zone 23	0	0	0	0	11	0	0	3
Zone 24	3	0	0	0	24	183	3	14
Zone 25	0	4	0	0	17	18	0	3
Zone 26	0	4	0	0	4	0	6	0
Zone 27	15	8	0	0	16	2	8	8
Montréal CMA	53	68	0	0	967	711	289	145

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Zone 1	29	0	0	0	403	102	0	6
Zone 2	6	30	0	0	446	382	4	7
Zone 3	0	0	0	0	71	42	0	35
Zone 4	0	0	0	0	178	344	170	6
Zone 5	33	14	0	0	440	30	92	6
Zone 6	9	0	0	0	0	0	0	0
Zone 7	0	0	0	0	41	27	0	0
Zone 8	7	16	0	0	200	174	0	3
Zone 9	32	8	0	0	16	79	0	0
Zone 10	0	0	0	0	17	35	3	0
Zone 11	12	4	0	0	541	201	0	64
Zone 12	29	34	0	0	84	97	27	6
Zone 13	6	14	0	0	7	10	8	11
Zone 14	3	3	0	0	39	38	18	0
Zone 15	6	25	0	0	80	64	37	54
Zone 16	0	10	0	0	58	121	11	110
Zone 17	9	21	0	0	187	219	13	71
Zone 18	0	0	0	0	36	71	55	27
Zone 19	12	10	0	0	110	87	51	79
Zone 20	0	0	0	0	179	216	16	65
Zone 21	0	3	0	0	62	89	1	0
Zone 22	11	0	0	0	41	64	16	18
Zone 23	0	0	0	0	107	29	0	63
Zone 24	3	0	0	0	133	312	3	30
Zone 25	22	36	0	0	30	24	0	6
Zone 26	0	4	0	0	8	20	6	48
Zone 27	31	56	0	0	114	100	17	8
Montréal CMA	260	288	0	0	3,628	2,977	548	723

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Zone 1	13	1	148	0	0	0	161	1
Zone 2	4	12	15	121	4	0	23	133
Zone 3	3	1	0	5	0	3	3	107
Zone 4	0	0	28	14	160	0	188	14
Zone 5	1	0	51	16	0	0	83	16
Zone 6	13	2	0	0	0	0	13	2
Zone 7	2	0	0	6	0	0	2	6
Zone 8	2	2	0	24	0	0	2	26
Zone 9	7	19	16	3	0	0	23	22
Zone 10	4	13	2	24	0	0	6	37
Zone 11	12	20	431	67	0	6	443	93
Zone 12	16	22	8	44	18	3	42	69
Zone 13	9	16	0	3	8	0	17	19
Zone 14	14	32	11	17	12	0	37	49
Zone 15	35	16	20	3	11	12	66	31
Zone 16	11	33	3	48	1	24	15	105
Zone 17	33	52	64	33	5	3	102	88
Zone 18	46	29	3	13	26	15	75	57
Zone 19	36	49	26	10	15	42	77	142
Zone 20	14	13	37	15	12	9	63	37
Zone 21	18	17	6	0	0	0	24	17
Zone 22	8	26	21	24	0	0	29	50
Zone 23	11	8	9	0	0	3	20	11
Zone 24	17	11	24	183	3	14	44	208
Zone 25	11	18	17	18	0	3	28	39
Zone 26	30	13	0	0	6	0	36	13
Zone 27	34	51	16	0	8	8	58	59
Montréal CMA	404	476	956	691	289	145	1,680	1,451

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Zone 1	29	3	403	102	0	6	432	111
Zone 2	12	48	444	380	4	7	527	526
Zone 3	8	5	71	42	0	35	79	180
Zone 4	3	3	178	342	170	6	351	351
Zone 5	10	26	470	30	92	6	603	62
Zone 6	28	7	0	0	0	0	28	7
Zone 7	6	6	41	27	0	0	47	33
Zone 8	14	27	200	174	0	3	214	204
Zone 9	77	55	16	83	0	0	93	138
Zone 10	23	49	17	35	3	0	43	84
Zone 11	59	102	541	201	0	64	600	443
Zone 12	81	92	84	97	27	6	192	195
Zone 13	51	75	7	10	8	11	66	96
Zone 14	96	97	33	38	18	0	147	135
Zone 15	172	145	52	24	37	54	261	223
Zone 16	69	93	52	91	11	110	132	294
Zone 17	96	186	179	207	13	71	288	464
Zone 18	130	137	33	71	55	27	218	235
Zone 19	206	170	95	67	51	79	352	357
Zone 20	52	94	179	214	16	65	247	373
Zone 21	43	70	62	84	1	0	106	154
Zone 22	48	84	48	60	16	18	112	162
Zone 23	71	75	103	27	0	63	174	165
Zone 24	54	93	133	312	3	30	190	435
Zone 25	85	131	28	24	0	6	113	161
Zone 26	95	130	4	20	6	48	105	198
Zone 27	146	221	114	114	17	8	277	343
Montréal CMA	1,764	2,224	3,587	2,876	548	723	5,997	6,129

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
May 2013	0	0.0	0	0.0	0	0.0	4	21.1	15	78.9	19	575,000	643,418
May 2012	0	0.0	0	0.0	2	14.3	2	14.3	10	71.4	14	715,000	770,485
Year-to-date 2013	0	0.0	1	1.7	8	13.6	11	18.6	39	66.1	59	550,000	658,645
Year-to-date 2012	0	0.0	0	0.0	11	20.0	8	14.5	36	65.5	55	600,000	683,938
Laval													
May 2013	0	0.0	0	0.0	2	22.2	1	11.1	6	66.7	9	--	--
May 2012	0	0.0	0	0.0	7	22.6	13	41.9	11	35.5	31	467,000	503,852
Year-to-date 2013	0	0.0	9	14.5	9	14.5	16	25.8	28	45.2	62	476,260	542,563
Year-to-date 2012	0	0.0	10	6.0	58	34.7	43	25.7	56	33.5	167	425,114	464,379
North Shore													
May 2013	2	1.6	32	25.8	54	43.5	31	25.0	5	4.0	124	343,100	351,403
May 2012	9	6.4	65	46.1	53	37.6	8	5.7	6	4.3	141	295,000	305,545
Year-to-date 2013	26	5.8	117	26.2	182	40.8	84	18.8	37	8.3	446	336,190	349,436
Year-to-date 2012	27	5.2	228	43.6	190	36.3	50	9.6	28	5.4	523	300,000	319,730
South Shore													
May 2013	0	0.0	12	24.0	17	34.0	8	16.0	13	26.0	50	357,122	403,343
May 2012	0	0.0	15	30.0	19	38.0	6	12.0	10	20.0	50	333,115	376,002
Year-to-date 2013	1	0.5	35	16.4	68	31.8	56	26.2	54	25.2	214	400,000	434,573
Year-to-date 2012	2	0.7	93	31.7	88	30.0	45	15.4	65	22.2	293	347,673	397,377
Vaudreuil-Soulanges													
May 2013	0	0.0	7	50.0	1	7.1	4	28.6	2	14.3	14	284,117	374,192
May 2012	0	0.0	13	38.2	8	23.5	5	14.7	8	23.5	34	350,708	422,208
Year-to-date 2013	3	3.6	29	34.9	13	15.7	14	16.9	24	28.9	83	371,450	415,843
Year-to-date 2012	1	0.9	32	27.8	34	29.6	17	14.8	31	27.0	115	360,000	434,235
Montréal CMA													
May 2013	2	0.9	51	23.6	74	34.3	48	22.2	41	19.0	216	360,000	397,523
May 2012	9	3.3	93	34.4	89	33.0	34	12.6	45	16.7	270	326,963	380,160
Year-to-date 2013	30	3.5	191	22.1	280	32.4	181	20.9	182	21.1	864	371,301	411,876
Year-to-date 2012	30	2.6	363	31.5	381	33.0	163	14.1	216	18.7	1,153	340,200	389,207

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
May 2013

Submarket	May 2013	May 2012	% Change	YTD 2013	YTD 2012	% Change
Zone 1	--	--	n/a	--	--	n/a
Zone 2	--	--	n/a	--	--	n/a
Zone 3	--	--	n/a	--	--	n/a
Zone 4	--	--	n/a	--	--	n/a
Zone 5	--	--	n/a	--	--	n/a
Zone 6	--	--	n/a	--	--	n/a
Zone 7	--	--	n/a	--	--	n/a
Zone 8	--	--	n/a	--	--	n/a
Zone 9	--	--	n/a	632,076	657,257	-3.8
Zone 10	--	--	n/a	--	463,665	n/a
Zone 11	--	557,810	n/a	636,891	508,290	25.3
Zone 12	--	--	n/a	510,830	407,119	25.5
Zone 13	--	--	n/a	420,110	423,602	-0.8
Zone 14	--	335,089	n/a	347,844	327,083	6.3
Zone 15	361,064	303,699	18.9	355,654	296,321	20.0
Zone 16	--	361,492	n/a	461,452	418,641	10.2
Zone 17	376,006	319,296	17.8	377,956	339,297	11.4
Zone 18	322,245	299,987	7.4	342,792	316,730	8.2
Zone 19	324,496	260,283	24.7	299,287	265,104	12.9
Zone 20	500,212	--	n/a	489,250	433,197	12.9
Zone 21	335,081	--	n/a	383,119	424,666	-9.8
Zone 22	--	326,608	n/a	469,706	388,788	20.8
Zone 23	--	--	n/a	369,251	340,099	8.6
Zone 24	--	--	n/a	628,164	552,027	13.8
Zone 25	--	--	n/a	440,716	443,753	-0.7
Zone 26	344,567	--	n/a	328,159	285,333	15.0
Zone 27	374,192	422,208	-11.4	415,843	434,235	-4.2
Montréal CMA	397,523	380,160	4.6	411,876	389,207	5.8

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3] Average Price[2] ($)	Last Four Quarters[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q1 2013	5,954	13,454	16,292	320,170	8.2	328,704	7.9
Q1 2012	7,198	14,362	15,949	316,786	6.6	321,845	7.2
% Change	-17.3	-6.3	2.2	1.1	n/a	2.1	n/a
YTD 2013	5,954	13,454	16,292	320,170	8.2	n/a	n/a
YTD 2012	7,198	14,362	15,949	316,786	6.6	n/a	n/a
% Change	-17.3	-6.3	2.2	1.1	n/a	n/a	n/a
CONDOMINIUMS*							
Q1 2013	3,090	8,626	11,906	254,448	11.6	265,768	10.7
Q1 2012	3,821	8,300	9,541	255,313	7.5	259,046	8.0
% Change	-19.1	3.9	24.8	-0.3	n/a	2.6	n/a
YTD 2013	3,090	8,626	11,906	254,448	11.6	n/a	n/a
YTD 2012	3,821	8,300	9,541	255,313	7.5	n/a	n/a
% Change	-19.1	3.9	24.8	-0.3	n/a	n/a	n/a
PLEX*							
Q1 2013	876	2,207	2,909	440,623	10.0	441,776	8.5
Q1 2012	1,141	2,307	2,682	425,271	7.1	421,317	7.2
% Change	-23.2	-4.3	8.5	3.6	n/a	4.9	n/a
YTD 2013	876	2,207	2,909	440,623	10.0	n/a	n/a
YTD 2012	1,141	2,307	2,682	425,271	7.1	n/a	n/a
% Change	-23.2	-4.3	8.5	3.6	n/a	n/a	n/a
TOTAL							
Q1 2013	9,927	24,311	31,164	324,482	9.4	328,778	8.8
Q1 2012	12,164	25,012	28,241	317,376	7.0	318,432	7.5
% Change	-18.4	-2.8	10.4	2.2	n/a	3.2	n/a
YTD 2013	9,927	24,311	31,164	324,482	9.4	n/a	n/a
YTD 2012	12,164	25,012	28,241	317,376	7.0	n/a	n/a
% Change	-18.4	-2.8	10.4	2.2	n/a	n/a	n/a

[1] Source: Centris® Statistics.
The Centris® system contains all the listings of Québec real estate brokers.
[2] Calculations: CMHC.
[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
May 2013

		Interest Rates			NHPI, Total, Montréal CMA 2007=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	115.0	119.4	1,916	9.0	65.1	798
	February	595	3.20	5.24	115.1	120.0	1,917	9.3	65.2	795
	March	595	3.20	5.24	115.2	120.4	1,930	9.2	65.5	796
	April	607	3.20	5.44	115.2	120.9	1,950	9.1	66.1	798
	May	601	3.20	5.34	115.3	120.7	1,976	8.8	66.7	803
	June	595	3.20	5.24	115.4	120.2	1,985	8.7	66.9	802
	July	595	3.10	5.24	115.5	120.2	1,982	8.4	66.5	803
	August	595	3.10	5.24	115.6	120.5	1,980	8.3	66.3	808
	September	595	3.10	5.24	115.5	120.5	1,989	8.1	66.4	813
	October	595	3.10	5.24	116.0	120.9	1,998	8.1	66.6	814
	November	595	3.10	5.24	116.2	120.8	2,004	8.2	66.8	810
	December	595	3.00	5.24	116.2	120.1	2,017	7.9	67.0	806
2013	January	595	3.00	5.24	116.2	120.1	2,026	7.8	67.2	803
	February	595	3.00	5.24	116.4	121.7	2,031	7.6	67.1	803
	March	590	3.00	5.14	116.3	121.4	2,018	7.8	66.8	808
	April	590	3.00	5.14	116.2	121.4	2,011	8.0	66.6	809
	May	590	3.00	5.14		121.6	2,014	8.2	66.8	806
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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